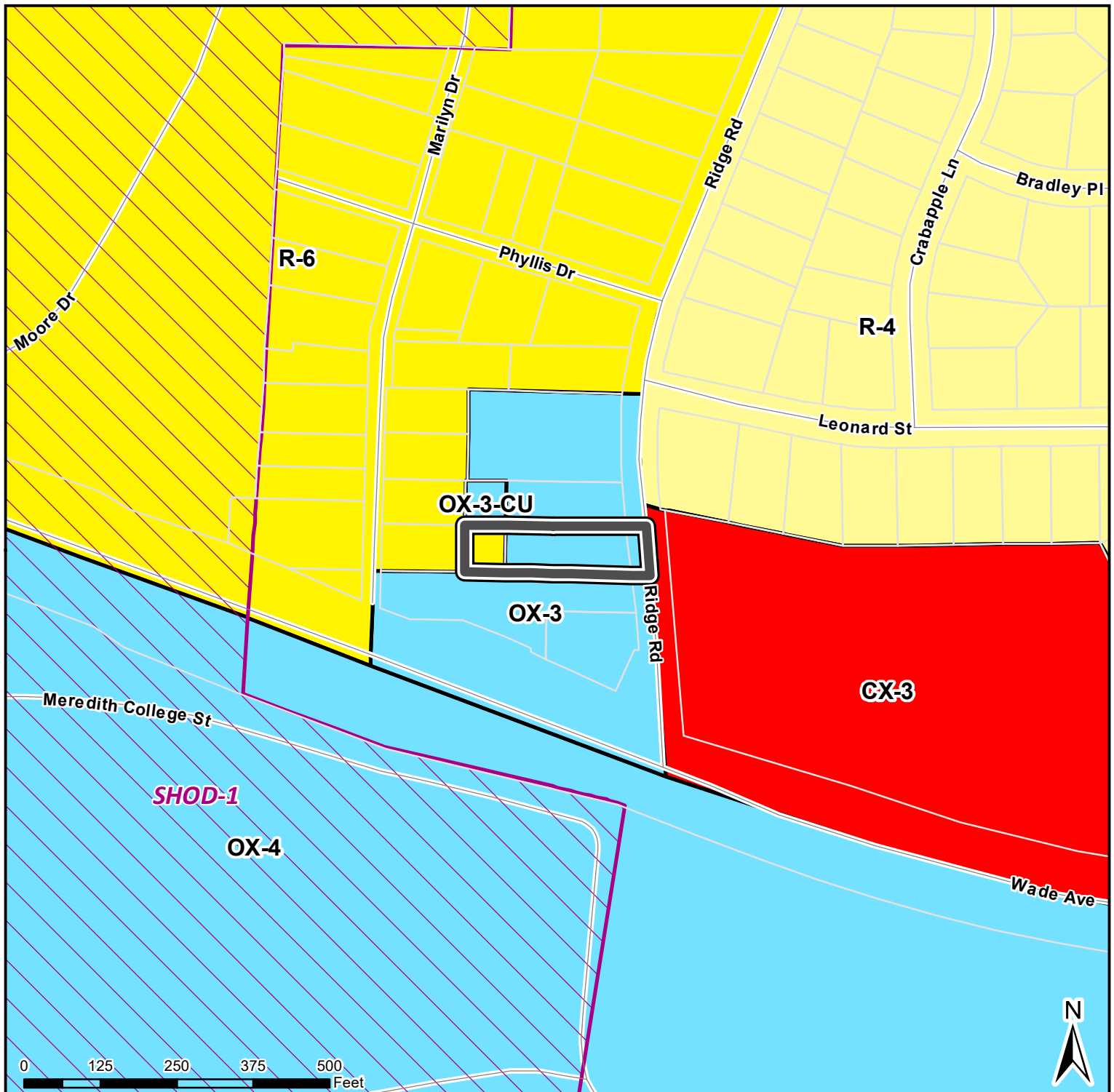
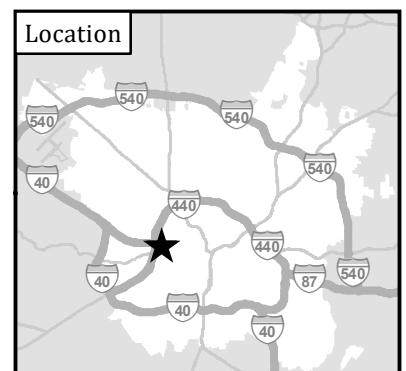


Existing Zoning

Z-31-2018



Property	1209 Ridge Rd & 910 Marilyn Dr (part)
Size	0.48 acres
Existing Zoning	OX-3 & R-6
Requested Zoning	OX-3-UL-CU



Rezoning Application



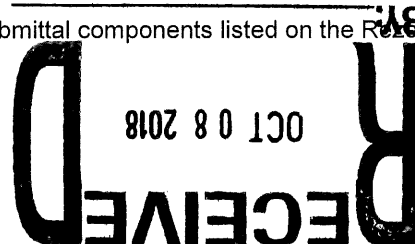
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use JR2 <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # 560899 Rezoning Case # 7-31-18
Existing Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) _____			
Proposed Zoning Base District OX Height 3 Frontage UL Overlay(s) _____			
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> 560899 </div> </div>			

OCT 8 2018 PM 3:06

GENERAL INFORMATION			
Date 10/08/2018		Date Amended (1) _____ Date Amended (2) _____	
Property Address 1209 Ridge Road Raleigh, NC 27607 & 910 MARILYN DR.			
Property PIN 0794275267 and part of: 0794273216		Deed Reference (book/page) (DB16820/Page534)	
Nearest Intersection Ridge Road and Wade Avenue (DB016827/Pg 00403)			
Property Size (acres) +/- 0.12 acres		(For PD Applications Only) Total Units _____ Total Square Feet _____	
Property Owner/Address +/- 1.48 ac CCH PROPERTIES LLC ANDREW TECHET PO BOX 19726 RALEIGH, NC 27619-9726		Phone : 919-787-2599 Fax 919-782-5386 Email andrew.techet@cchproperties.com	
Project Contact Person/Address DAVID BROWN WITHERSRAVENEL 137 S. WILMINGTON ST. STE 200 RALEIGH, NC 27601		Phone 919-469-3340 Fax _____ Email dbrown@withersravenel.com	
Owner/Agent Signature		Email andrew.techet@cchproperties.com	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



[illegible][illegible][illegible]

PAI	PROA	Cholesterol	Triglyceride
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B. L. SCOTT & CO
PROFESSIONAL LAND SURVEYORS
P. O. BOX 13463 - RYAN, NORTH CAROLINA 27858
TEL: 919/488-0404 FAX: 919/488-1488
JOB NO. : 01-08-03

Signature(s) of grantor(s)
Signature(s) of grantor(s)
Signature(s) of property owner(s)
Signature(s) of property owner(s)

Received of _____
 the sum of _____
 Five Pounds
 5/1/2016
 N/A
 N/A

RUSSELL E. NOLAN, JR.
REBECCA F. NOLAN
4004 BARRETT DR. STE 205
RALEIGH NC 27609

RALEIGH, N.C. 27601

RIDGE ROAD
50' PUBLIC R/W

RECOMBINATION PLASMA

RIDGE ROAD LLC
R F & R F NOLAN JR

PIN(S) 0794.10 27 5354 / 0794.09 27 3216
STATE OF NORTH CAROLINA, U.S.A.

ZONED: R-6/0.8-1 TAX MAP: PARCEL(S)
TOWNSHIP: RALPH COUNTY: WAKE

DATE: 10-04-01
FIELD BOOK:M234/3
SURVEYED BY: SLT
REVISED
DATE:
DATE:

THIS PLAT RECORDED IN B.O.M./P.B./P.C.

2001, P. G. 2038

COUNTY REGISTRY

R-278-01

HORIZONTAL GROUND DISTANCE
AREA COMPUTED BY COORDINATE
GEOMETRY METHOD

RA034023

W. G. HENDRIX
DB 7515 PG 307

NORTH CAROLINA
WAKE COUNTY

3 B.O.M. 1985, PG. 1457 W.C.R.
3 B.O.M. 1920, PG. 50 W.C.R.
PLAT ENTITLED "PROPERTY OF
MARGARET M. SILVER" BY
LARRY I. CHASAK, DATED
02-06-98

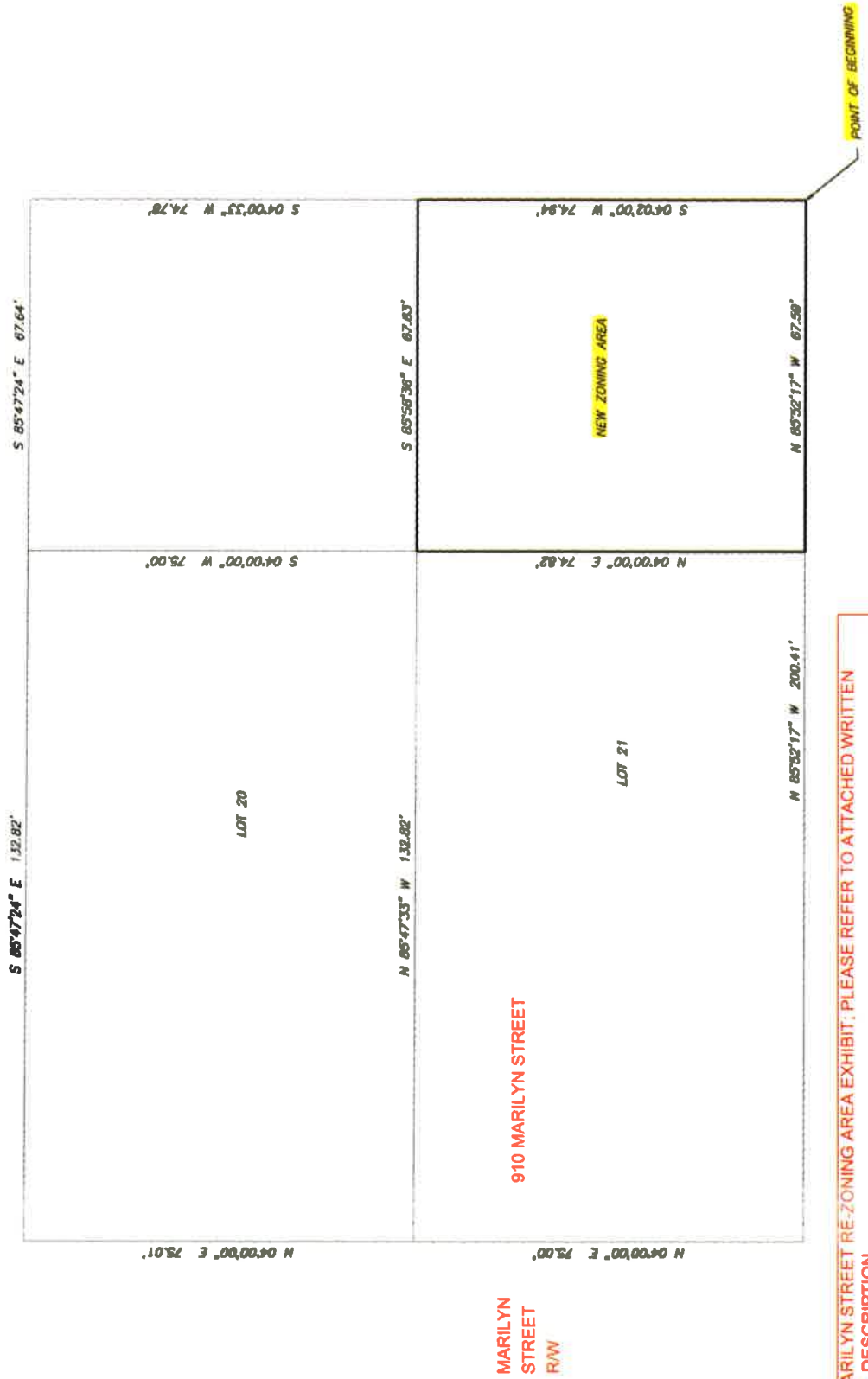
THIS PLAY NOT TO BE REPRODUCED
AFTER 7TH DAY OF NOV '0
1 COPY TO BE RETAINED FOR THE
CITY. THIS PLAY IS IN OUT OF
THE CITY LIMITS

[illegible]

LOT 10 OF THE MARY E. MOORE PROPERTY AS RECORDED IN B.O.M. 1920, PG. 450 W.C.R.
LOT 19 AND A PORTION OF LOT 20 OF THE MARY E. MOORE PROPERTY AS RECORDED IN B.O.M. 1985, PG.

05/13/25/11

10.0.2001



910 MARILYN STREET RE-ZONING AREA EXHIBIT: PLEASE REFER TO ATTACHED WRITTEN
LEGAL DESCRIPTION

910 MARILYN STREET – LEGAL DESCRIPTION FOR EXTENT OF PROPOSED ZONING REQUEST

2018-10-10

Beginning at an existing iron pipe in the southeast corner of Lot 21 in Book of Maps 2001, Page 2038, thence from said point of beginning, North 85°52'17" West 67.59 feet to a point, thence, along the new zoning line North 04°00'00" East 74.82 feet to a point, thence South 85°58'36" East 67.63 feet to an existing iron pipe, thence South 04°02'00" West 74.94 feet to the point and place of beginning, containing 0.116 acres (5,062 square feet) more or less.

RECEIVED
OCT 08 2018

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	BY: _____
Date Submitted	OFFICE USE ONLY
Existing Zoning R-6 <i>OX-3 JRE</i>	Transaction # 560899 Rezoning Case # Z-31-18
Proposed Zoning <i>OX-3-CU-UL JRE</i>	
Narrative of Zoning Conditions Offered	
1. The area subject to the rezoning (+/- 0.12 acres) may only be used for protective yard, parking, service area, and stormwater management in support of the building or use located on the balance of the subject property after recombination with 1209 Ridge Road (DB16827/Page403).	
2. A minimum 20-foot transitional protective yard shall be provided at the rear of the lot adjacent to the residential use on parcel identified as 910 Marilyn Drive (DB16820/Page534).	
3. Outdoor site lighting on the site, if any, shall be directed in an easterly direction towards the future building, except as otherwise required by code.	
4. Outdoor pole-mounted lighting on the site shall provide shielding or equal measure to benefit the residential use on the parcel identified as 910 Marilyn Drive (DB16820/Page534).	
5.	
6.	
7.	
8.	
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____

Print Name _____

[Handwritten Signature] *Andrew Techet*

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis

OFFICE USE ONLY

Transaction #

Rezoning Case #

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The subject parcel located at 910 Marilyn Drive is currently shown as Low Density Residential in the City of Raleigh 2030 Comprehensive Plan Future Land Use Map LU-3. The property owner would like to amend the current designation of approximately .12 acres of the eastern portion of this lot to Office and Residential Mixed Use in order to submit a rezoning request for OX-3-CU. This portion of the lot is surrounded on three sides by Office & Residential Mixed Use Future Land Use zoning designation, and amending the Future Land Use map would therefore create a straight line and cohesive continuation of the existing Office and Residential Mixed Use.

2. Policy LU 2.2 - Compact Development. New development should use a more compact land use pattern to reduce the negative impacts of low intensity and non-contiguous development. Despite the fact that this property is not vacant, the property owner would like to propose multi-family residential and office uses to replace the existing buildings. This type of development increases the compact nature of the lots while creating a smooth transition from the commercial and office uses bordering Wade Avenue to the single family residential uses to the north.

3. Policy LU 3.2 - Location of Growth. Development of vacant properties should first occur within City Limits to provide for more compact and orderly growth. While this property is not vacant, the owner would like to redevelop it for a slightly more intense use (multi-family residential and office), creating a more compact development pattern in an area where existing commercial uses line Wade Avenue and nearby Meredith College offers greater land use intensity.

4. Policy LU 5.4 - Density Transitions. Low- to medium-density residential development and low impact office uses should serve as transitional densities between lower density neighborhoods and more intense commercial uses. Multi-family residential and office uses would create a smooth transition from the commercial and office uses on Wade Avenue to the single family residential uses to the north of the subject property.
Policy H 1.5 - Scattered Site Infill. Support small, scattered site rental developments on infill lots where appropriate. The property owner is proposing multi-family development on this site, which will result in rental units appropriate for this area.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. Wade Avenue is an enhanced regional bus service corridor, as shown in the City of Raleigh 2030 Comprehensive Plan. Creating multi-family residential and office uses near an existing transit corridor allows opportunities for environmentally safe growth and responsible development practices.

2. Higher intensity commercial uses are appropriately buffered from low to moderate density residential areas through an intervening area of low intensity office or medium to high density residential use. The property owner would like to develop multi-family residential and offices uses for this space, creating a defined transition between higher and lower density uses.

3. Visions and Themes 2.3 of the 2030 Comprehensive Plan - Growing Successful Neighborhoods and Communities. Growth and new development will be accommodated within Raleigh through creative solutions that conserve our unique neighborhoods while allowing for growth and expanding local businesses. It will be enhanced through infill development that compliments existing character. As previously stated, the types of uses being proposed for the site create a smooth transition between higher and lower density uses on either side of the subject property. Developing office uses along a transit corridor allows for economic growth and success.

4.

REZONING APPLICATION ADDENDUM #2	
<p align="center">Impact on Historic Resources</p> <p>The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
INVENTORY OF HISTORIC RESOURCES	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p> <p>This property contains no historic resources.</p>	
PROPOSED MITIGATION	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>N/A</p>	

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A

Click [here](#) to view the Urban Form Map.

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p>

6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i> Response:
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i> Response:
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i> Response:

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



CCH PROPERTIES, LLC

P.O. BOX 19726 • RALEIGH, NORTH CAROLINA 27619

July 23, 2018

TO: ADJOINING PROPERTY OWNERS

RE: RIDGE ROAD OFFICE – PROPOSED REZONING
910 Marilyn Drive Raleigh, NC 27607
(+/- .12 acres of the .35 acre property)

Neighboring Property Owners:

You are invited to attend a Neighborhood Meeting on August 14th, where we will present a proposal to rezone the rear +/- .12 acres of a parcel owned by the CCH Properties LLC located north of Wade Avenue on Marilyn Drive. The meeting will be held in the Community Room at Whole Foods Market (3540 Wade Avenue) and will begin promptly at 6:00 PM.

This meeting is the first step in the rezoning process and is a general information meeting to inform adjacent neighbors of the property being considered for rezoning. In accordance with City of Raleigh requirements we are notifying the property owners within five-hundred feet (500') of the area requested for rezoning. Please see the attached map that illustrates the location of the subject parcel associated with the rezoning request. The proposed zoning change would rezone a portion (+/- .12 acres) of the property from a current zoning of R-6 (Residential) to OX-3-CU (Office Mixed Use – Conditional Use). The property owner and rezoning agent with WithersRavenel will be available at the meeting to present information regarding the rezoning and to answer any questions you may have at this stage of the process.

For additional information about rezoning you may go to the City of Raleigh's web portal www.raleighnc.gov or contact the Department of City Planning at 919-966-2682.

This meeting is by invitation only. If you would like to invite additional interested parties, please email me to verify space and time limitations. Please use the below contact for should you need to contact me regarding the meeting.

Email: info@cchproperties.com

Phone: 919-787-2599

We look forward to seeing you at the meeting.

Best Regards,

Andrew Techet
Member



WithersRavenel

Engineers | Planners | Surveyors

Project	Marilyn Dr.		Project No.
Subject	Zoning N.N. MZ.		
Date	2018.08.14	By	Sheet No.

David Broom

dbroom@withersravenel.com

Andrew Tectut

andrew.tectut@cchpsproperties.com

John Peeler

jpeeler61@gmail.com

Allie Withers

alliewithers@gmail.com

Blanca Spence

blanospn@gmail.com

Ethan Aliff + Kathy Saley

volvo83andme@yahoo.com

Hayden Parker

hwparker92@gmail.com



WithersRavenel

Our People. Your Success.

August 15, 2018

Kyle Little, City Planner
Department of City Planning; City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, North Carolina 27601

**RE: RIDGE ROAD OFFICE REZONING
COR Transaction # 560899**

Kyle:

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located near the intersection of Ridge Road and Wade Avenue at 910 Marilyn Drive. The meeting was held at the Community Room of the Whole Foods Market in the Ridgewood Shopping Center at 6:00 PM on August 14, 2018. The meeting was attended by six (6) of the invitees shown on the attached sign-in sheet. Andrew Techet/CCH Properties introduced the team to the neighbors, and the meeting began at 6:02 PM. Due to the small size of the group, the meeting was conducted as a conversation format in lieu of a formal presentation. The following items were discussed in the Q&A session:

1. Several neighbors requested any commercial uses to remain low impact.
2. Mr. Techet is proposing to develop office, or a potential mix of office and apartments.
3. The existing duplex on Marilyn Drive will be converted to a single-family use, due to the change in lot size.
4. The neighbors requested that no cross-access from Ridge Road to Marilyn Drive be provided through the subject property.
5. Several neighbors voiced concerns with traffic issues.
6. Mr. Techet noted he owns the property north adjacent (north) of the subject property of the rezoning. At this time there are no plans to modify the adjacent CCH buildings at 1213 Ridge Road.
7. Concerns about the location of where driveway access would be provided.
8. Mr. Techet noted the proposed office use is an 8,000 SF to 10,000 SF building.
9. Concerns about existing drainage problems at 3513 Leonard Street (Peeler Property).
10. Concerns with Goddard School site lighting.
11. There was a request to provide a small, quiet restaurant in the new building or at the adjacent Ridgewood Shopping Center.
12. The meeting ended about 7:00 PM; we discussed next steps in the process and the presumed schedule for the rezoning request.

Please contact me if you have any questions, or if we can provide any additional information.

Sincerely,

WithersRavenel

David F. Brown, PLA, LEED AP
Director of Planning



WithersRavenel

Our People. Your Success.

August 31, 2018

TO: ADJOINING PROPERTY OWNERS

RE: RIDGE ROAD OFFICE – PROPOSED REZONING

- **910 Marilyn Drive; Raleigh, NC** (+/- 0.12 acre portion of the 0.35 acre property)
- **1209 Ridge Road ; Raleigh, NC** (+/- 0.36 acre)

Neighboring Property Owners:

You are invited to attend a Neighbor Notice Meeting on September 12, 2018 where we will present a proposal to rezone the rear portion (+/- 0.12 acre) of 910 Marilyn Drive and 1209 Ridge Road, both owned by CCH Properties LLC. The subject properties share a common rear property line, and the rezoning proposes to adjust the zoning district boundary between the two properties.

The Neighbor Notice meeting will be held in the Conference Room of CCH Properties, 1213 Ridge Road and will begin promptly at 6:00 PM. This is a second meeting for this proposed rezoning, at the first meeting in June the Ridge Road parcel was not contemplated for rezoning.

This meeting is the first step in the rezoning process and is a general information meeting to inform adjacent neighbors of the property being considered for rezoning. In accordance with City of Raleigh requirements we are notifying the property owners within five-hundred feet (500') of the area requested for rezoning. Please see the attached map that illustrates the location of the subject parcels associated with the rezoning request. The proposed zoning change would rezone a portion of the Marilyn Drive parcel from Residential-Six (R-6), and all of the Ridge Road parcel from Office Mixed-Use/3-Story (OX-3) to Office Mixed Use/3-Story/Urban Limited Frontage/ Conditional Use (OX-3-UL-CU). The owner of CCH properties, Andrew Techet, will attend the meeting to answer questions you may have at this stage of the process.

For additional information about this rezoning proposal you may go to the City of Raleigh's web portal www.raleighnc.gov or contact the Department of City Planning at either rezoning@raleighnc.gov or by phone at 919.996.2682. The coordinating planner for the Department of City Planning for this rezoning is Mr. Kyle Little, who can be reached at kyle.little@raleighnc.gov or 919-996-2180.

This meeting is by invitation only. If you would like to invite additional interested parties, please call me to verify space and time limitations.

If you have any questions, please do not hesitate to contact me as follows:

Email: Dbrown@withersravenel.com

Phone: 919-535-5201

We look forward to seeing you at the meeting.

Best Regards,

WithersRavenel

David Brown,
Director of Planning

Cc: Andrew Techet, CCH Properties; Kyle Little, City of Raleigh



910 Marylin Drive Rezoning

Disclaimer

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Attendance Sheet

Project: RIDGE ROAD OFFICE REZONING

Date: 09/12/2018

Subject: NEIGHBOR NOTICE MEETING

Time: 6:00 PM

Location: CCH PROPERTIES

Name

Organization

Email

Phone

Kevin Sullivan

Kevin.e.sullivan@hotmail.com

(919) 943 8510

John Peeler

ipeeler61@gmail.com

1910 971-0157

Andrew Techer

Andrew Teclat @cchprobit.us.cn

9/9 2017613

David Brown

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WithersRavenel

Our People. Your Success.

September 19, 2018

Kyle Little, City Planner
Department of City Planning; City of Raleigh
One Exchange Plaza, Suite 300
Raleigh, North Carolina 27601

**RE: RIDGE ROAD OFFICE REZONING
COR Transaction# 560899**

Kyle:

This letter serves as a summary of a Second Neighbor Notice Meeting for the above-referenced project located near the intersection of Ridge Road and Wade Avenue at 910 Marilyn Drive. This meeting was held at the CCH Properties LLC office on Ridge Road in Raleigh, NC at 6:00 PM on September 12, 2018. The meeting was attended by two (2) of the invitees and no new issues or concerns were introduced during the meeting. The meeting adjourned at 6:20 PM. Below is a copy of the original letter sent to the City as a summary of the First Neighbor Notice Meeting held on August 14, 2018.

This letter serves as a summary of a Neighbor Notice Meeting for the above-referenced project located near the intersection of Ridge Road and Wade Avenue at 910 Marilyn Drive. The meeting was held at the Community Room of the Whole Foods Market in the Ridgewood Shopping Center at 6:00 PM on August 14, 2018. The meeting was attended by six (6) of the invitees shown on the attached sign-in sheet. Andrew Techet/CCH Properties introduced the team to the neighbors, and the meeting began at 6:02 PM. Due to the small size of the group, the meeting was conducted as a conversation format in lieu of a formal presentation. The following items were discussed in the Q&A session:

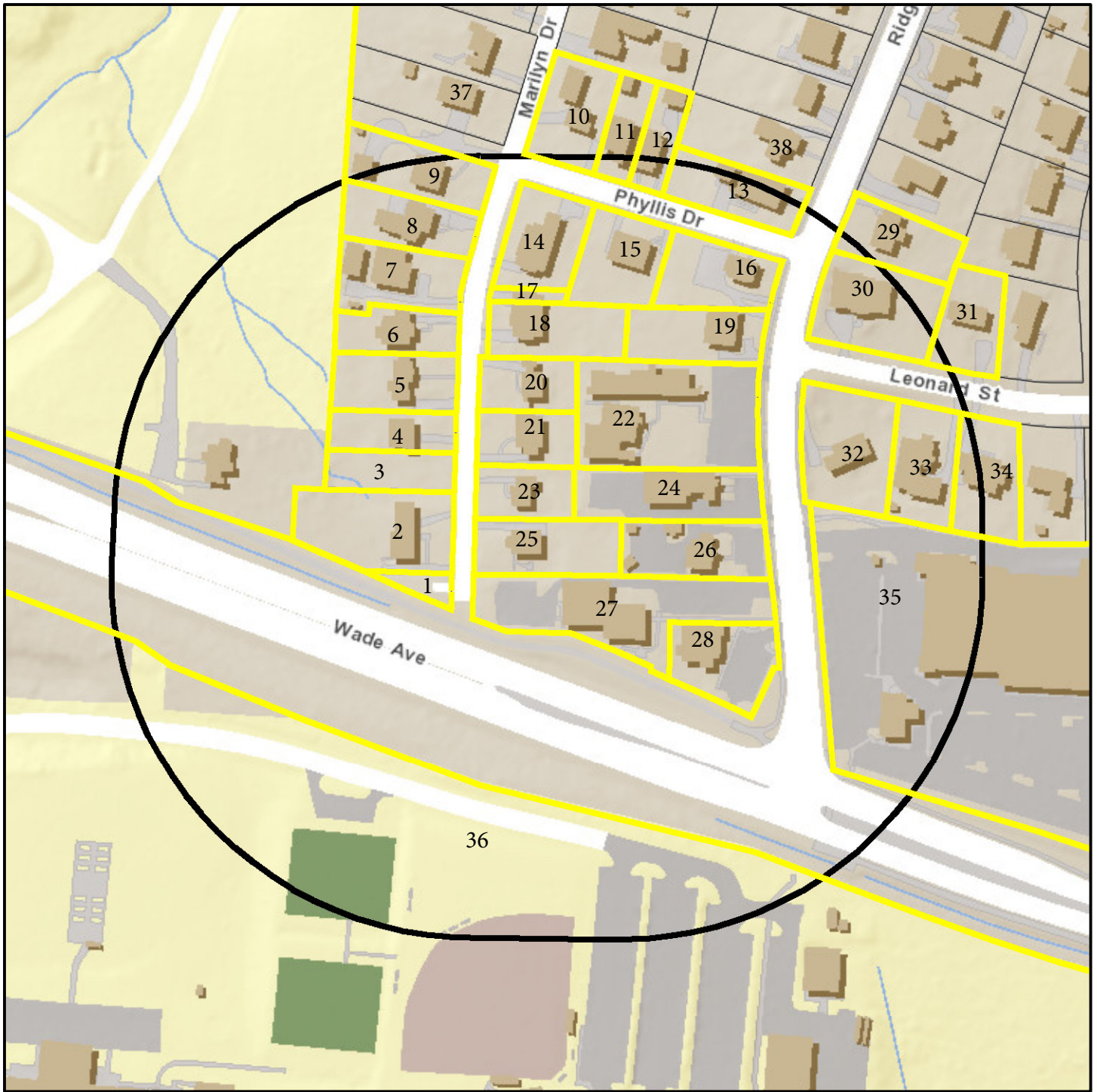
1. Several neighbors requested any commercial uses to remain low impact.
2. Mr. Techet is proposing to develop office, or a potential mix of office and apartments.
3. The existing duplex on Marilyn Drive will be converted to a single-family use, due to the change in lot size.
4. The neighbors requested that no cross-access from Ridge Road to Marilyn Drive be provided through the subject property.
5. Several neighbors voiced concerns with traffic issues.
6. Mr. Techet noted he owns the property north adjacent (north) of the subject property of the rezoning. At this time there are no plans to modify the adjacent CCH buildings at 1213 Ridge Road.
7. Concerns about the location of where driveway access would be provided.
8. Mr. Techet noted the proposed office use is an 8,000 SF to 10,000 SF building.
9. Concerns about existing drainage problems at 3513 Leonard Street (Peeler Property).
10. Concerns with Goddard School site lighting.
11. There was a request to provide a small, quiet restaurant in the new building or at the adjacent Ridgewood Shopping Center.
12. The meeting ended about 7:00 PM; we discussed next steps in the process and the presumed schedule for the rezoning request.

Please contact me if you have any questions, or if we can provide any additional information.

Sincerely,

WithersRavenel

David F. Brown, PLA, LEED AP
Director of Planning



Ridge Road Office - 500 Foot Adjacent Parcel Boundary

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